

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for May 28, 2003 PLANNING COMMISSION MEETING

P.A.S.: County Special Permit #201

PROPOSAL: To erect a 197' tall monopole for wireless facilities.

LOCATION: Northwest of the intersection Highway 77 and Branched Oak Road.

CONCLUSION: This application complies with the requirements of Article 10 of the Lancaster County Zoning Regulations.

<u>RECOMMENDATION:</u>	Conditional Approval
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GENERAL INFORMATION:

LEGAL DESCRIPTION: Lot 32 I.T. located in the southeast quarter of Section 28, T12N, R7E, of the 6th P.M., Lancaster County, Nebraska.

EXISTING ZONING: AG - Agriculture **EXISTING LAND USE:** Agriculture

SURROUNDING LAND USE AND ZONING:

North:	Agriculture	AG
South:	Agriculture	AG
East:	Agriculture	AG
West:	Agriculture	AG

COMPREHENSIVE PLAN SPECIFICATIONS:

Page F25 - The 2025 Comprehensive Plan's Land Use Plan designates agricultural land uses in this area.

Page F40 General Principles for all Commercial and Industrial Uses - Compatible with existing or planned residential uses.

Page F83 - Telecommunications - Residential and business services, including cellular phone networks, high speed internet access, and fiber optic networks will continue throughout the area.

Page F126 - Wireless Telecommunications (excerpts)- The City and County understand the importance of these technologies to the world of tomorrow and support the development of the infrastructure needed to further their use. The placement and construction of such facilities need to occur in a way that is compatible with the natural and built environment. Taller, more intensive facilities should be located in commercial and industrial areas. Facilities in residential areas should be unobtrusive, of a scale consistent with the neighborhood setting, and sited in a way that does not detract from the enjoyment of the neighborhood by its residents.

ANALYSIS:

BACKGROUND:

Alltel Communciations is proposing to construct a 197' monopole for wireless facilities. The proposed tower is located approximately 1/4 mile west of Highway 77 on the north side of Branched Oak Road. The tower must accommodate two additional carriers, and no waivers are requested.

STANDARDS FOR EVALUATION:

Conformity with the Comprehensive Plan.

1. This request is located in an area surrounded by land designated for future agricultural land uses in the Comprehensive Plan. It allows for the development of the infrastructure to support emerging wireless technologies, and is consistent with the goal of ensuring the community is served by information technology.

Preference of site location in accordance with Chapter 27.68.080.

2. This application is considered a Sensitive Location Site under Lancaster County Zoning Regulations Section 10.008(c). In such case, that applicant is required to demonstrate what good faith measures were taken to locate in a preferred location by either locating on a public site or on industrially/commercially-zoned property, or by collocating on an existing tower. Also see item # 11 below.

Compatibility with abutting property and land uses.

3. This request is approximately 1/4 mile west of the Highway 77 on Branched Oak Road where all surrounding land use is agriculture. The use of agricultural land for wireless facilities can be appropriate provided such facilities do not conflict with the future land use shown in the Land Use Plan. This proposal is also consistent with strategies for wireless facilities that seek to preserve neighborhood character and encourage businesses that serve neighborhood residents, while minimizing intrusion as much as possible.

Adverse impacts such as visual, environmental or noise impacts.

4. The most significant impact associated with broadcast towers is visual, and is a result of the height required for antennas to work properly. There are two common strategies for minimizing this impact. First, ensure that there is a general consistency between

the height of the tower and structures on surrounding properties. Second, locate the tower in areas where there is no development, but where future development is planned to be consistent with the type of tower allowed. In this case, future surrounding land use is shown to be agriculture which will help prevent future land use conflicts.

Availability of suitable existing structures for antenna mounting.

5. There are no existing structures in the area suitable for antenna mounting.

Scale of facility in relation to surrounding land uses.

6. There are not other facilities of similar scale in this area, but is mitigated by the separation distance between this use and surrounding development.

Impact on views/vistas and impact on landmark structures/districts, historically significant structures/districts, architecturally significant structures, landmark vistas or scenery and view corridors from visually obtrusive antennas and back-up equipment.

7. There is no negative impact on views, vistas, or historic structures/districts.

Color and finish.

8. The tower will have a galvanized finish consistent with LMC 27.68.100.

Ability to collocate.

9. The tower is designed to be collocatable and can accommodate up to at least two additional carriers as required by the Zoning Regulations. It should be noted that the letter submitted by the applicant describing the facility incorrectly discusses one additional carrier, however the site plan submitted shows two. Approval of this permit will be subject to the site plan which shows two carriers.

Screening potential of existing vegetation, structures and topographic features, and screening potential of proposed facilities, ground level equipment, buildings and tower base.

10. The application attempts to minimize the visual impact at ground-level by screening the base of the tower and equipment cabinets with the planting of 32 Scotch Pine Trees. However, this particular tree has been removed from the City of Lincoln's Approved Plant List because it is susceptible to disease. It should be substituted with an

alternate approved tree as part of a landscape plan that complies with the City's design standard for screening wireless facilities (70% screen from the ground to 8' in height, with 50% of the plantings growing to a mature height of 35' or more).

Evidence of good faith efforts, and demonstration that a preferred or limited preference site was not technically, legally, or economically feasible.

11. The proposed site is a Sensitive Location Site. The applicant notes that there are not any public or industrially/commercially-zoned properties in the area, and that there are no existing towers in the area for collocation. The applicant notes there may be better sites in the area near existing trees to help screen the lower portions of the tower, but that those landowners were unwilling to enter into a lease. These findings were confirmed by a site visit by staff to the area.

CONDITIONS:

Site Specific:

1. After the applicant completes the following instructions and submits the documents and plans to the Planning Department office and the plans are found to be acceptable, the application will be scheduled on the City Council's agenda:

1.1 Revise the site plan to show:

- 1.1.1 The dimension from the west property line to the future compound expansion area located at the west side of the tower. It cannot be less than the minimum required setback for the AG district (60').
- 1.1.2 A signed surveyor's certificate.
- 1.1.3 A landscape plan that includes an acceptable tree species as a substitute for Scotch Pine, planted in an amount equal to or exceeding a 70% screen from the ground to 8' in height, with 50% of the plantings growing to a mature height of 35' or more.
- 1.1.4 A landscape plan that shows a landscape schedule (including plant type, species, scientific name, height and spread) and the planting method.

2. This approval permits a broadcast tower up to 197' in height capable of accommodating at least two additional carriers

General:

3. Before receiving building permits:

- 3.1 The permittee shall have submitted a revised **final** plan including 5 copies and the plans are acceptable.
- 3.2 The construction plans shall comply with the approved plans.

Standard:

4. The following conditions are applicable to all requests:

- 4.1 Before use of the structure all development and construction shall have been completed in compliance with the approved plans.
- 4.2 The site plan accompanying this permit shall be the basis for all interpretations of setbacks, yards, locations of buildings, location of parking and circulation elements, and similar matters.
- 4.4 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.
- 4.5 The applicant shall sign and return the letter of acceptance to the County Clerk within 30 days following the approval of the special permit, provided, however, said 30-day period may be extended up to six months by administrative amendment. The clerk shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds, filling fees therefor to be paid in advance by the applicant.

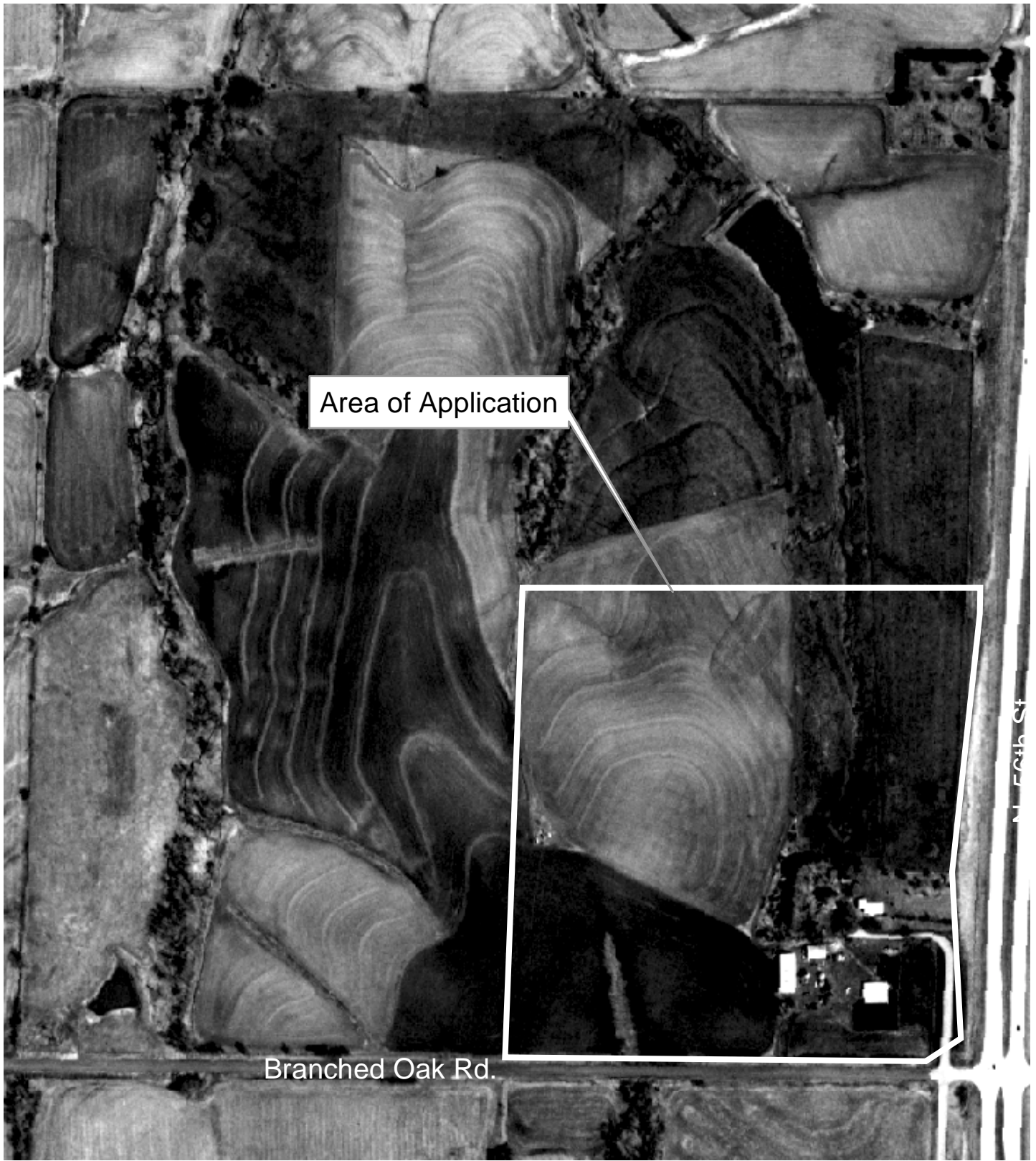
Prepared by:

Brian Will, AICP
Planner
May 19, 2003

APPLICANT: Alltel Communications
1440 M Street
Lincoln, NE 68508

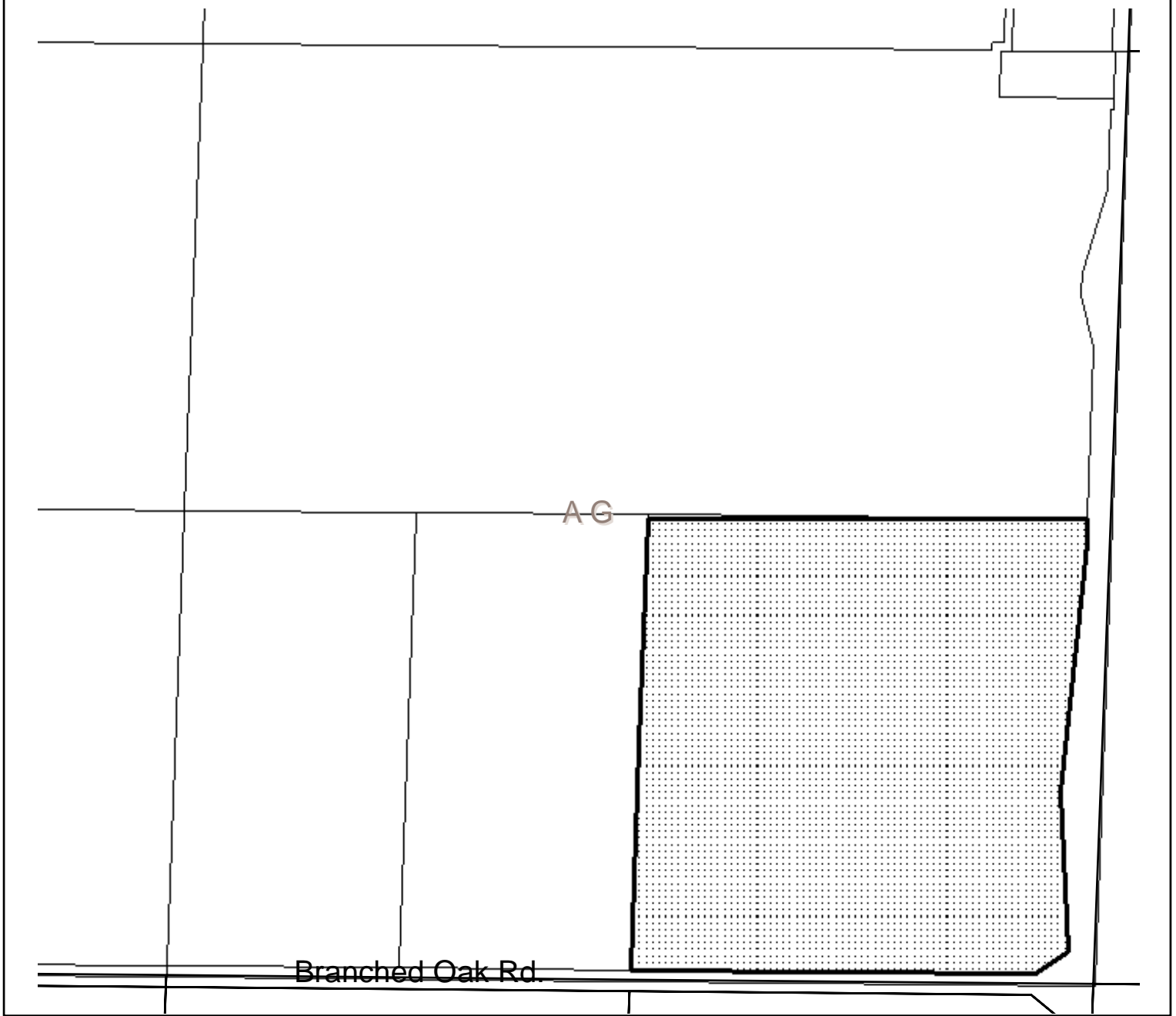
OWNER: Leonard and Ledonna Kadavy
17501 North 56th Street
Lincoln, NE 68514
(402) 785-7665

CONTACT: Mike Healey
The Everest Group
268 North 115 Street, Suite 4
Omaha, NE 68154
(402) 578-3340



**County Special Permit #201
Hwy #77 & Branched Oak Rd.
Alltel Wireless**



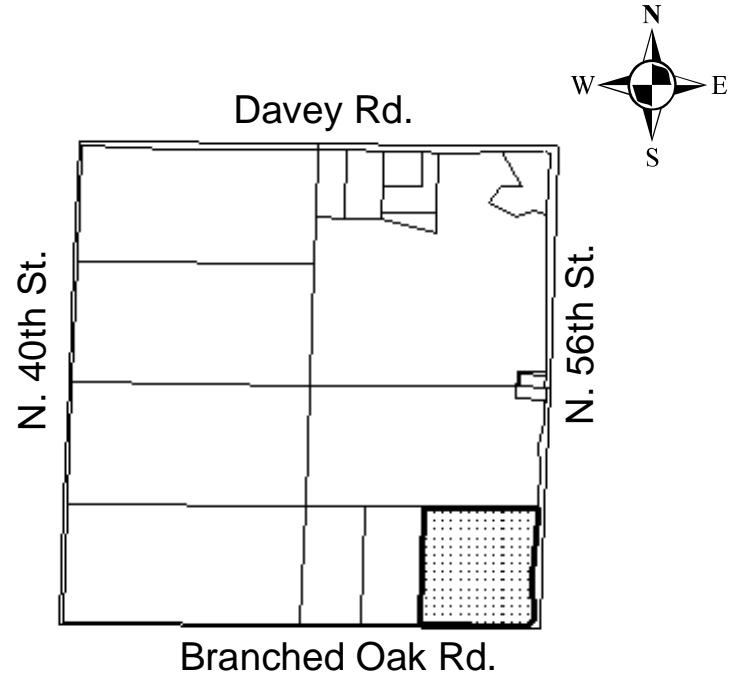
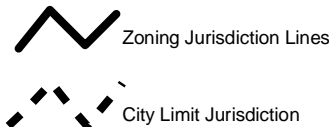


County Special Permit #201 Hwy #77 & Branched Oak Rd. Alltel Wireless

Zoning:

- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- R-C Residential Conservation District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial District
- B-4 Lincoln Center Business District
- B-5 Planned Regional Business District
- H-1 Interstate Commercial District
- H-2 Highway Business District
- H-3 Highway Commercial District
- H-4 General Commercial District
- I-1 Industrial District
- I-2 Industrial Park District
- I-3 Employment Center District
- P Public Use District

One Square Mile
Sec. 29 T12N R7E



Application Requirements

The following is a response by Alltel to the issues and requirements set forth in Title 27 of the Lincoln Municipal Code as amended by section 27.68.090 in reference to a proposed personal wireless service facility consisting of an 80 foot monopole antenna support structure, and accompanying radio equipment near the intersection of Highway 77 and Davey Road Lancaster County, Nebraska. This information addresses the requirements contained in this section, and references applicable portions of the Design Standards and General Requirements sections.

27.68.090 *Application Requirements.*

(a) Pre-Application Conference and Fees

A pre-application conference for the purpose of discussing application requirements, site specifics, plans for current and future facilities, and establishing the application fee was held on January 6, 2003 with Brian Will of the Lincoln/Lancaster Planning Department, and Alltel as represented by the Applicant. A fee of \$1000 is included with this application.

(b)(1) Plot Plan

A plot plan of the lot and proposed uses drawn to an accurate scale and showing all pertinent information so as to allow for a complete review of the proposal and indicating in detail compliance with design standards is attached to this application. Of note on the plans are the following:

- A metes and bounds description of special permit area, including tower, base equipment, security barrier, and landscaping, referring to the legal description of the property including lot, block, subdivision, section, township, range. (Survey – p. 2)
- A Site Plan showing the following:
 - Tower, antenna, antenna support structure, building fencing, buffering, access, etc. (A-1, A-2, A-3, A-4, A-5)
 - Drawn to an engineer's scale so as to be legible
 - Lot lines (Survey – p. 2)
 - Lease area lines (A-2)
 - Dimensions of lease area (A-2)
 - Distances from lease area to property lines (Survey – p. 2)
 - Specific location and dimensions of all proposed structures and equipment (A-2)
 - Distance from all proposed structures and equipment within the lease area to the boundary of the lease area (A-2)
 - Distance from all proposed structures and equipment within the lease area to the property lines ()
 - Location of all existing structures on the property ()
 - Distance from the lease area to the existing structures ()
 - Proposed security barrier, including type, extent and point of controlled entry (A-2)
 - Type and mounting of antennae (A-2)
 - Notation that antenna and support structure will be designed to withstand wind force of 100mph ()

- Indication that antenna and support structure are safe, and will meet EIA standards ()
- Location of all roads (A-1)
- Location and dimensions of access to proposed facility (A-1)
- Location of existing trees and shrubs (N/A)
- Location of other significant existing site features (N/A)
- Proposed changes to the existing property including grading, vegetation removal, roads or driveways (A-2)
- Zoning of site ()
- Land uses of adjacent properties ()
- Ground space for one future carrier's equipment (A-2)
- Space on support structure for future carrier's antennas (Z-3, Z-4)
- Elevations:
 - Dimensioned and to scale in NAVD 88
 - From north, south, east, and west ()
 - Showing antennas, mounts, equipment enclosures, security barrier, platforms, cable runs, other construction or development with elevation dimensions to the highest point.
- Flood plain information. ()

Also attached to the application are photo simulations from a design professional depicting the site as it will appear after construction from several vantage points, including the nearest residential areas and heavily trafficked intersections, and pertinent portions of equipment brochures showing equipment that to the best of Alltel's knowledge will be used at the site.

(b)(2) Statement Identifying Location Preference

The proposed facility could be considered a Sensitive Location Site as defined by Section 27.68.080: Location Preferences. The proposed site will be located on property that is zoned Agriculturally (AG). Since the proposed location is not a preferred location site, the following issues are addressed:

- (i) *Whether any preferred location sites are located within the service area of the proposed personal wireless service facility;*

There are no preferred location sites within the service area of this proposed facility.

- (ii) *What good faith efforts and measures were taken to investigate each of these preferred location sites and why such efforts were unsuccessful;*

Alltel has pursued several alternative pieces of property which, while zoned similarly to the proposed site would perhaps have offered preferable screening from pre-existing trees, but in both other cases, the land owner was unwilling to host a site. There are no sizeable buildings in the area or existing towers on which antennas could be located.

Alltel has made a concerted effort in arriving at its final location to place the site as deeply into the parent parcel while still maintaining the topographical advantage the parcel presents in terms of tower performance.

- (iii) *Why the use of a preferred location site is not technologically, legally, or economically feasible;*

Again, any preferred location site would be outside the geographical area required for proper radio frequency coverage.

- (iv) *How and why the proposed site is required to meet service demands for the proposed facility and citywide network;*

The proposed site is necessary to meet the rapidly growing demand for wireless service in Lancaster County. Other Alltel sites in this area are nearing their capacity, and simply cannot handle all of the caller traffic as demand grows. This site will help relieve other existing sites of excessive traffic, and to cover an otherwise marginally or poorly covered geographic area. The attached coverage plots indicate the improvement in coverage this site will provide. These are accompanied by a letter from an Alltel Radio Frequency Engineer better explaining Alltel's need for a facility in this area.

- (v) *The distance between the proposed facility and the nearest residential unit and residentially zoned properties.*

The proposed facility is approximately 400 feet from the nearest residential use, the home of the landowner. This home is located on the same AG zoned parcel.

(b)(3) Description of the Security Barrier

The proposed tower base and accessory equipment will be completely enclosed by a seven foot high chain-link fence that will be surrounded at the top with barbed wire. There will be no illumination. Access will be through a locked gate. This is in conformance with Section 27.68.110 (b).

(b)(4) Minimization of Potentially Adverse Effects on Adjacent Properties

This site has been designed to minimize potentially adverse visual effects on adjacent properties.

- **Location**—The facility is located in an agricultural area with agricultural uses. The parent parcel is zoned AG, as are surrounding properties to the north, south, east and west. All of these properties have uses commensurate with their zoning, and buffer the site from any moderate or heavy residential use areas. The proposed facility is in keeping with the character of the surrounding uses, and is located well within this commercial area.

Alltel believes it has chosen the best possible location in the area for the site. With no existing structures available, the proposed location was chosen because it is some distance from Highway 77 while still being able to service the road, it is also well away from any residential uses beyond those of the willing landlords.

- **Screening**—As per Section 27.68.110(a)(2), the compound will be enclosed by a chain-link fence which is in turn surrounded by landscape plantings.
- **Buffering**—The compound will be buffered from view based primarily on its lack of proximity to anything other than farm fields. The outbuildings of the parent parcel combined with the lay of the land will do a great deal to obscure the tower from the view of traffic on Highway 77 as well. Additionally, upon maturation, the landscape

plantings required by Section 27.68.110(a)(2) will help partially hide the facility as well.

- **Blending**—There are no similar structures nearby and therefore this tower may not blend as well as some other, however, every effort has been made to lessen the visual impact of the structure by designing it to be as low as possible to the ground as well as removing it some distance from the Highway.
- **Height**—The 190 foot height is the lowest possible in order to effectively cover the area from a radio frequency standpoint. A "drive test" was performed by ALLTEL radio frequency engineers to confirm this. In this test, an antenna is hoisted by a crane to various heights and data is taken so as to determine the lowest possible height at which the site will be effective.
- **Lighting**—No artificial lighting will be necessary at this site, save for a flood light located above the equipment platform to be used during nighttime emergency maintenance.
- **Pole Finish**—The monopole will have a galvanized finish as required by Section 27.68.110(c).
- **Antenna Design**—The antenna array is a "T-boom" array. This design is more aesthetically pleasing than traditional monopole antenna arrays, and thus will mitigate visual impact to the area.
- **Parking**—There will be room for two cars to park on the access area of the site location.
- **Landscaping**—The proposed facility will include landscape plantings surrounding the equipment compound as required by Section 27.68.110(a)(2).
- **Scale**—The proposed 40 foot by 40 foot compound, and 190 foot monopole are in scale to the agricultural uses of the surrounding area.
- **Views**—The proposed facility will have no negative impact on views or vistas, including the view of the Capitol.
- **Landmark Structures**—The proposed facility will have no negative impact on landmark structures, historically or architecturally significant structures, or on any other views, vistas, or scenery.
- **Natural Resources**—The proposed facility will have no negative impact on natural resources, open spaces or recreational resources.
- **Co-location**—This facility will be constructed to meet the requirements of Section 27.68.110(d). As the site plans indicate, the monopole will be structurally capable of accommodating one future carrier, and there is sufficient room at the base of the tower for an additional equipment compound. The attached Co-location Statement, indicates the land owner's willingness to reserve space and to consider the offers of other carriers.
- **Existing Structures**—As per Section 27.68.120(d), there are no existing structures within ½ mile suitable for antenna mounting.
- **Setbacks**—The land owners and Alltel have determined that the ideal location for the site will be located straddling two parcels owned by the land owners. As the land owners have no intention of parting with either parcel or making use of the property in any way to which might interfere with the site, Alltel requests a waiver of the setback requirement of Section 27.68.110 (a)(6).
- **Fall Zone**—With the exception of one lot line, as mentioned in "Setbacks" above, the site conforms with Section 27.68.110(g). Alltel has designed this tower to exceed the standard fall zone of one half tower height. In this case the tower will be placed at nearly a 1:1 fall ratio.
- **Antenna and Support Structure Safety**—As per Section 27.68.110(e)(1) the antenna and support structure will be designed to be safe, and the surrounding areas will not be negatively affected by support structure failure, falling ice, or other

debris. Alltel will meet or exceed all EIA/TIA standards and requirements of the City of Lincoln, and will provide to the Planning and Building and Safety Departments design specifications for the specific tower to be used before a building permit is issued if necessary.

- **Wind Force**—As per Section 27.68.110(e)(9), the antennas and support structure will be designed to withstand a wind force of 100 miles per hour. Alltel will meet or exceed all requirements of the City of Lincoln, and will provide to the Planning and Building and Safety Departments design specifications for the specific tower to be used before a building permit is issued if necessary.
- **Standards**—As per Section 27.68.120(a and b), the tower shall be constructed and maintained to meet or exceed EIA standards and can be provided as a part of tower design specifications prior to the issuance of a building permit. Improvements or additions will also comply with these requirements.
- **Surety**—As per Section 27.68.120(e)(1), a surety in the amount of \$35,000 to guarantee the future removal of this facility is attached.
- **Indemnity**—As per Section 27.68.120(e)(2), Alltel will agree to the indemnification language in this provision by signing the letter of acceptance of the Special Permit.

(b)(5) Maintenance and Monitoring

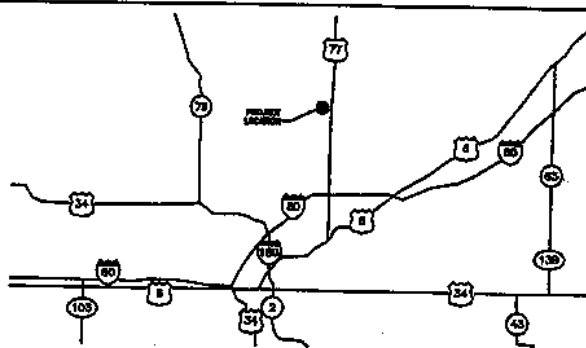
A description of standard operating procedure for maintenance and monitoring is attached to this application with applicable portions highlighted.

(b)(6) Environmental Documents

Environmental documents required by federal agencies for this site are attached.

27.68.100 *Standards for Evaluation*

The majority of factors for consideration dictated by this section have already been covered above, however, due to the fact that this site is location is considered a sensitive location, Section 27.68.100(c) requires a specific statement evidencing what good faith efforts and measures have been taken to secure a preferred location site or limited preference site within one-half mile of the proposed facility. In this instance, there simply are no preferred or limited preference locations in or near the vicinity of the search ring generated by Alltel's Radio Engineers. Had there been any candidates in such preferred or limited preference locations available, Alltel would have pursued them with all appropriate diligence. There were however, none. For that reason, Alltel feels that the proposed location is the most desirable for this tower.



DIRECTIONS

FROM LINCOLN, NEBRASKA TAKE M STREET EAST TO E. 17TH ST.
 TAKE E. 17TH ST. NORTH TO US 34. TAKE US 34 WEST TO I-80.
 TAKE I-80 NORTH TO I-68. TAKE I-68 NORTH TO US 77 (N. 68TH
 ST.). TAKE US 77 (N. 68TH ST.) NORTH TO BRANCHED DAK. RD.
 TAKE BRANCHED DAK. RD. WEST TO SITE.

EQUIPMENT FURNISHED AND/OR INSTALLED BY:

DESCRIPTION	FURNISHED	INSTALLED
ANTENNAS	ALLTEL	CONTRACTOR
SHELTER	ALLTEL	CONTRACTOR
COAX	ALLTEL	CONTRACTOR
RFQ	ALLTEL	CONTRACTOR



SELECTIVE SITE CONSULTANTS, INC.

800 N. 1628 Street, Suite 200 Phone: 402-463-7726
 Omaha, NE 68108 Fax: 402-463-7777

AREA MAP

DRIVING DIRECTIONS

EQUIPMENT SCHEDULE



1440 "M" STREET, 3RD FLOOR
 LINCOLN, NEBRASKA 68506

(402) 436-4723

DESIGNER:

SELECTIVE SITE CONSULTANTS, INC.
 8000 WEST 150TH STREET, SUITE 300
 OVERLAND PARK, KANSAS 66210
 PHONE: 913.438.7700
 FAX: 913.438.7777
 C.E. BLUT, LEAD STRUCTURAL
 T.A. RAPEL, LEAD ELECTRICAL
 R.C. CARLSON, LEAD DESIGNER

TOWER TYPE HEIGHT:

MONOPOLE (PROPOSED)
 160'-0"

MANUFACTURER: ADDRESS:

NAME
 ADDRESS
 CITY, STATE ZIP
 (000) 000-0000

PHONE NUMBER:

(000) 000-0000

FOUNDATIONS:

DRILLED PIER

LIGHTING:

N/A

SHELTER MANUFACTURER: ADDRESS:

CELLUXION
 8531 HAZEL JONES ROAD
 SCHRIEBER CITY, LOUISIANA
 (514) 213-2800

PHONE NUMBER:

SHELTER SIZE:

11'-6" x 16'-0"

LATITUDE: LONGITUDE: GROUND ELEVATION:

40° 55' 28.5" (NAD 83)
 89° 35' 55.0" (NAD 83)
 1389' (NAD 83)

SITE NAME: SEA/SEA COUNTY, STATE

HIGHWAY 77 & DAVEY ROAD
 SEA-172
 LINCOLN COUNTY, NEBRASKA

PROPERTY OWNER: ADDRESS:

NAME
 ADDRESS
 CITY, STATE ZIP
 (000) 000-0000

PHONE NUMBER:

(000) 000-0000

ELECTRIC UTILITIES COMPANY:

NAME
 CSE (000) 000-0000

TELEPHONE COMPANY ADDRESS:

NAME
 CSE (000) 000-0000

SITE CONSTRUCTION CONTACT:

JEFF BISH
 CONSTRUCTION SUPERVISOR
 10840 BERT CIRCLE
 OMAHA, NEBRASKA 68114
 (404) 380-8800

PROPERTY SPECIALIST:

TOM DOLEAL
 PROPERTY SPECIALIST
 1440 "M" STREET, 3RD FLOOR
 LINCOLN, NEBRASKA 68506
 (402) 436-4726

ALLTEL SERVICE MANAGER:

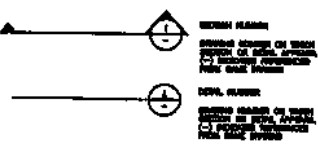
SCOTT HENRY
 PROJECT ENGINEER
 1440 "M" STREET, 3RD FLOOR
 LINCOLN, NEBRASKA 68506
 (402) 436-4723

SHEET NO. SHEET TITLE REVISION RESPONSIBLE/ENGINEER

CS-1	COVER SHEET	B	ENG/TMS
SURVEY			
A-1	OVERALL SITE PLAN	B	ENG
A-2	ENLARGED SITE PLAN AND ELEVATION	B	ENG
A-3	GRADING PLAN	B	ENG
A-4	DETAILS	A	ENG
A-5	SHELTER ELEVATIONS	A	ENG
S-1	FOUNDATION DETAILS	A	ENG
E-1	ELECTRICAL GENERAL	A	TMS
E-2	ELECTRICAL DETAILS	A	TMS
G-1	GROUNDING PLAN	A	TMS
G-2	GROUNDING DETAILS	A	TMS

USE ALLTEL MASTER SPECIFICATIONS FOR CONSTRUCTION UNLESS OTHERWISE INDICATED.

PROJECT TEAM



SYMBOLS

TOWER / SHELTER DATA

SITE DATA

SHEET INDEX



SITE NAME:
HIGHWAY 77 & DAVEY ROAD
 ALLTEL SITE NO:
736521013

CHECKED BY: CML

APPROVED BY: JAB/TMS

REVISIONS:

NO.	DATE	DESCRIPTION	BY
A	10/19/93	ISSUED FOR BIDDING	RSS
B	04/19/95	ISSUED FOR CLIENT SUBMITTAL	CAL

DRAWING TITLE:

COVER SHEET

DRAWING NO.:

CS-1

LOW 32 MINERAL TRACT, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 12 NORTH, RANGE 7 EAST OF THE 4TH P.M., LANCASTER COUNTY, MISSOURI.

LOW 32 MINERAL TRACT, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 12 NORTH, RANGE 7 EAST OF THE 4TH P.M., LANCASTER COUNTY, MISSOURI.

PART OF LOT 32, BURGESS TRACT, LOCATED IN THE NEIGHBORHOOD OF
SECTION 28, TOWNSHIP 12 NORTH, RANGE 7 East OF THE 6th P.M.,
JACKSON COUNTY, MISSOURI.

PART OF LOT 32, BURGESS TRACT, LOCATED IN THE NEIGHBORHOOD OF
SECTION 28, TOWNSHIP 12 NORTH, RANGE 7 East OF THE 6th P.M.,
JACKSON COUNTY, MISSOURI.

**COMMENCEMENT AT THE SOUTHWEST CORNER OF SAID SOUTHPORT CHURCH,
THENCE WEST ON THE NORTH LINE OF SAID SOUTHWORTH QUARTER, IN AN
ADJACENT SQUARE OF 3 SURFACES A DISTANCE 1711.70' THENCE
IN QUARTER'S 44° 38'. TO THE POINT OF BEGINNING FOR THE BUCKHORN
LEASING AND; THENCE IN QUARTER'S 62.00' THENCE IN SURFACE'S 90.00'
THENCE 3 QUARTER'S 52.00' THENCE IN SURFACE'S 88.00', IN THE POINT
OF BEGINNING FOR THE BUCKHORN LEASING AND;**

CONTAINS A TOTAL AREA OF 2,512.00 SQUARE FEET OR 0.05 ACRES
MORE OR LESS.

AN ADDRESS AND UTILITY BILLBOARD IS POSTED IN FRONT, LOCATED IN LEVINE
HIGHLAND TRACT, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 26,
TOWNSHIP 1E NORTH, RANGE 7 EAST OF THE 9th P.M. LONGHORN
COUNTY, MISSISSIPPI. THE CHAIRMAN WERE MADE PERSONALLY

AN ADDRESS AND UTILITY BILLBOARD IS POSTED IN FRONT, LOCATED IN LEVINE
HIGHLAND TRACT, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 26,
TOWNSHIP 1E NORTH, RANGE 7 EAST OF THE 9th P.M. LONGHORN
COUNTY, MISSISSIPPI. THE CHAIRMAN WERE MADE PERSONALLY

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AD ADULTITAM

FLOOD ZONE

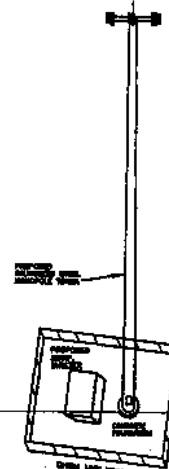
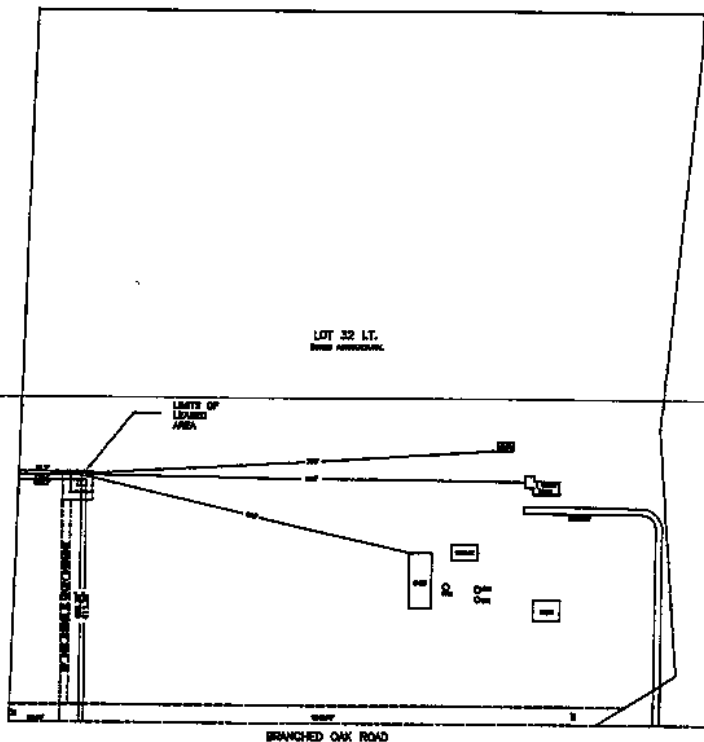
FLOOD ZONE

BY BOARDING UP LOGGERS AND SHIPING PLUTING ONLY, THE BUREAU PROPERTY ARE
ENTIRELY IN THE "X" ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR
LAKEHURST OILERY, COMPANY NO. 250134, FLOOD NO. 6708 C. BOARD 6-21-2004

4. THE MEMORANDUM, A COPY WHEREOF WAS FURNISHED TO THE FBI NEW YORK OFFICE BY TELEPHONE, IS BEING FORWARDED TO THE BUREAU BY AIR MAIL FOR THE INFORMATION OF THE BUREAU AND THE NEW YORK OFFICE OF THE FBI. THE MEMORANDUM IS BEING FORWARDED TO THE NEW YORK OFFICE OF THE FBI BY AIR MAIL FOR THE INFORMATION OF THE NEW YORK OFFICE OF THE FBI.

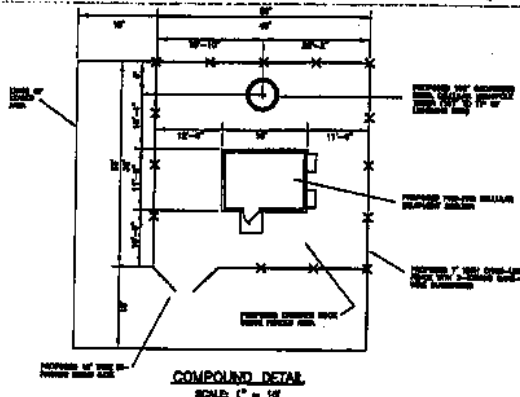
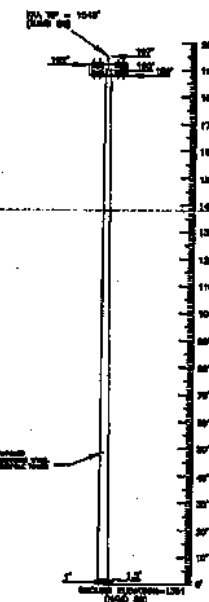
IN IMMEDIATE PAYMENT TO ORDER OF BANK OF AMERICA, N.Y. & CO. NEW YORK, N.Y.

ONLY ONE FROM THE GAME

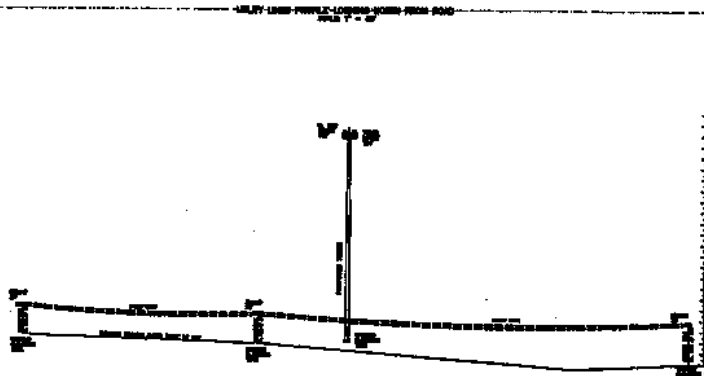


PROPOSED 3D VIEW

PROPOSED TOWER PROFILE



COMPOUND DETAIL
SEMP: C² = 1/4



No. 68th STREET/Hwy 77

K & M INC.
LAND SURVEYING
1000 N. BROADWAY, SUITE 200
CHICAGO, IL 60610
(312) 491-1000
(312) 491-1001

1/4, SECTION 28, T 12 N, R 7 E, 6th P.M.
LANCASTER COUNTY, NEBRASKA

PROPOSED TOWER SURVEY FOR
ALLTEL
HWY. #77 & BRANCHED OAK ROAD
LINCOLN, NEBRASKA

MANAGER:

Flyer Name:

References

Figure 2. 6400

FILED MAY 19 1964
FBI - NEW YORK

DATE:

Field 3-734

95415-12

DATE _____

TIME _____

PRELIMINARY

SHEET 2 OF 4

LOT SIX, BUREAU TRACT, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 12 NORTH, RANGE 7 EAST OF THE 4TH P.M. LANDMARK COUNTY, ILLINOIS.

POW OF LIT JE BURGULAR THEFT, LOOKED IN THE NEIGHBORHOOD CLIMATE
OF BURGULARY IN, THOUGH 12 BURGULAR, BURG 7 BURG OF THE BURG, P.M.,
LAWYER OFFICE, BURGULAR.

COMMERCIAL AT THE SEVENTH CORNER OF THE SOUTHWEST CORNER, THENCE WEST ON THE SEINE LINE OF SAID SEVENTH CORNER, ON AN ADJACENT SHORELINE OF S. SEVENTH ST. A BEARING 121-70° THENCE N 040°50' E 41.25', TO THE POINT OF BEGINNING ON THE GEORGIAN LAKED INTO THEREIN, N. SEVENTH ST. BEARING N 89°00' E 1°00' THENCE S 00°00' E 10.00', BEARING S 89°00' E 1°00' TO THE POINT OF BEGINNING FOR THE GEORGIAN LAKED INTO.

COMPARISON: A 7000L AREA OF 2,010.00 SQUARE FEET OR 0.43 ACRES,
NONE ON LOTS.

AN ALKOHOL AND LITRITY INCIDENT TO FURT IN URBAN, LOCATED IN LOT 39
HIGHLAND TRAIL, LOCATED IN THE SEAGRAM CHARTER OF SEEDBOK 36,
TOWNSHIP 13 NORTH, RANGE 7 EAST OF THE 9TH PAL, LAKESIDE
COUNTY, MINNESOTA, THE CENTERLINE BEING 1000 FEET WIDE.

COMMENCED AT THE SOUTHWEST CORNER OF SAN JOAQUIN CEMETERY, WENTHE VIEW ON THE SOUTH SIDE OF SAN JOAQUIN BLVD., ON AN ADJACENT PLOT OF A 20'X30' X A NUMBER 124-341; WENTHE N COURSE 81.50', TO THE POINT OF BEGINNING FOR THE CORNER OF THE LOT; 18 FEET ACROSS AND UTILITY CHAINS; WENTHE N COURSE 87.34', TO THE POINT OF BEGINNING OF FOR THE CORNER OF THE LOT; 18 FEET ACROSS AND UTILITY CHAINS.

THE CONCLUSION

BY HOMER MAP LOCATION AND GRAPHIC PLATTED ONLY, THE TRAILITY PROPERTY LIES
ENTIRELY IN ZONE "2" ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR
LANCASTER COUNTY, COMMAITY No. 210134, PAGE, No. 0100 E. JUNE 8-21-1984

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED
DATE 08-14-2010 BY 60322 UCBAW/BJS/STP

* "UNCLASSIFIED" does not mean the information is safe and does not mean that it is non-sensitive. It only means that it is not being controlled by the security classification system.

THE END OF THE LINE

\$ 1/2, NW 1/4
JAMES A. HARRIS

LOT 33 I.T.
2000 APPROXIMATE

N 1/2, SW 1/4
2000 ACRES

LOT 30 LT.
2000 AMHERST

SEC. 29-12-7

LOT 32 LT.
2000 APPROX.

S 1/2, SW 1/4

第12章 数据库系统

【1分】 第 14 题 共 14 分

→ LIMITS OF
LEASED
AREA

SEC. 24-12-7

LOT 2 LT.
2000 N. 10TH ST.

BRANCHED OAK ROAD

SEC. 52-12-7

E 1/2, NW 1/4
20000 2000000000

NW 1/4, NE 1/4
20th Township

LOT 23 LT.
2000 AMERICA DRIVE

SEC. 33-12-7

LOT 18 I.Y.
SEVEN Acre, 1/2

LOTS 1, 2 & 24 LT.
2000 4000 2000

LOT 18 LT.
ONE ACRES



K & M INC.
LAND SURVEYING
409 N. HANCOCK, SUITE 202
LANSING, MI 48206
(313) 487-1111
(313) 487-1111 FAX

SEC 1/4, SECTION 28, T 12 N, R 7 E, 6th P.M.
LANCASTER COUNTY, NEBRASKA

PROPOSED	TOWER SURVEY FOR ALLTEL
HWY. #77 & BRANCHED OAK ROAD LINCOLN, NEBRASKA	

MANAGER:	
FROM: SAK & AL OFFICE: SAK DRAWN BY: SAK CHECKED BY: SAK	16
FIELD DATA:	
Book: SP-5 , Page: 38	
DATE:	
FROM: 8-27-02 TO: 8-28-02	
SCALE: 1" = 300'	
PROJECT No.	
SHEET: 3 of 3	

PROPOSED 180' MONOPOLE
N 433,447.9858
E 2,585,744.5440
LAT 40° 28' 26.45"
LONG 97° 38' 50.08"

LEASE CORNER
N 433,403.9858
E 2,585,708.5440

FUTURE SHELTER
FUTURE COMPOUND
EXPANSION
100' 4'-6" HIGH
WOODEN FENCE
PLACED 5'
FROM SHELTER
D.O. WITH A 48"
SPACE

LEASE CORNER
N 433,403.9858
E 2,585,708.5440

END ACCESS DRIVE
N 433,403.9858
E 2,585,717.0440

98'-0"
PROPOSED
LEASE AREA

FUTURE SHELTER
FUTURE COMPOUND
EXPANSION
LEASE CORNER
N 433,403.9858
E 2,585,708.5440

98'-0"
PROPOSED
LEASE AREA

LEASE CORNER
N 433,403.9858
E 2,585,708.5440

35' x 50' TURN AROUND/ PARKING
AREA W/ 6" AGGREGATE BASE
COURSE MATERIAL OVER PREPARED
SUBGRADE AND GEOTEXTILE FABRIC

PROVIDE 8" COMPACTED AGGREGATE
SURFACING MATERIAL (SIMILAR TO KDOT AB-3)
ON GEOTEXTILE FABRIC (TYP). COMPACT
SUBGRADE PRIOR TO INSTALLING FABRIC

PROPOSED 18' ACCESS/
UTILITY EASEMENT

PROPOSED 12' WIDE
ACCESS ROAD

BEGIN ACCESS DRIVE
N 433,403.9858
E 2,585,717.0440

BARRIED WIRE FENCE

SW CORNER
RE 1/4
SEC. 28-12-7

EDGE OF GRAVEL ROAD
S 80°00'00"W 1205.25'
S 80°00'00"W 1212.75'

BRANCHED OAK ROAD

SE CORNER
SEC. 1/4
SEC. 28-12-7

0' 15' 30' 60' 90'

OVERALL SITE PLAN

CALL BEFORE YOU
DIG - DRILL - BLAST
1-800-331-5858
(TOLL FREE)

THE UTILITIES AS SHOWN ON THIS SET OF DRAWINGS WERE DEVELOPED
FROM THE INFORMATION AVAILABLE. THE INFORMATION PROVIDED
IS NOT IMPLIED NOR INTENDED TO BE THE COMPLETE INVENTORY
OF UTILITIES IN THIS AREA. IT IS THE CONTRACTOR'S RESPONSIBILITY
TO VERIFY THE LOCATION OF ALL UTILITIES (WHETHER SHOWN OR NOT)
AND PROTECT SAID UTILITIES FROM ANY DAMAGE CAUSED BY
CONTRACTOR'S ACTIVITIES.



SELECTIVE SITE CONSULTANTS, INC.

3800 N. 14th Street, Suite 200
Omaha, NE 68131

Phone: 402-241-7700
Fax: 402-241-7777



1440 "M" STREET, 3RD FLOOR
LINCOLN, NEBRASKA 68508

(402) 436-4723

ALTEL SITE NO.:

736521013

ALTEL SITE NAME:

HIGHWAY 77 & DAVEY RD

SITE ADDRESS:

HIGHWAY 77 & DAVEY ROAD
LINCOLN, NEBRASKA 68517

CHECKED BY: DML

APPROVED BY: DML/7/03

REVISIONS:

NO.	DATE	DESCRIPTION	BY
A	10/14/03	ISSUED FOR BIDDING	ROC
B	04/05/05	ISSUED FOR CLIENT EXAMINATION	ROC

DRAWING TITLE:

OVERALL
SITE PLAN

DRAWING NO.:

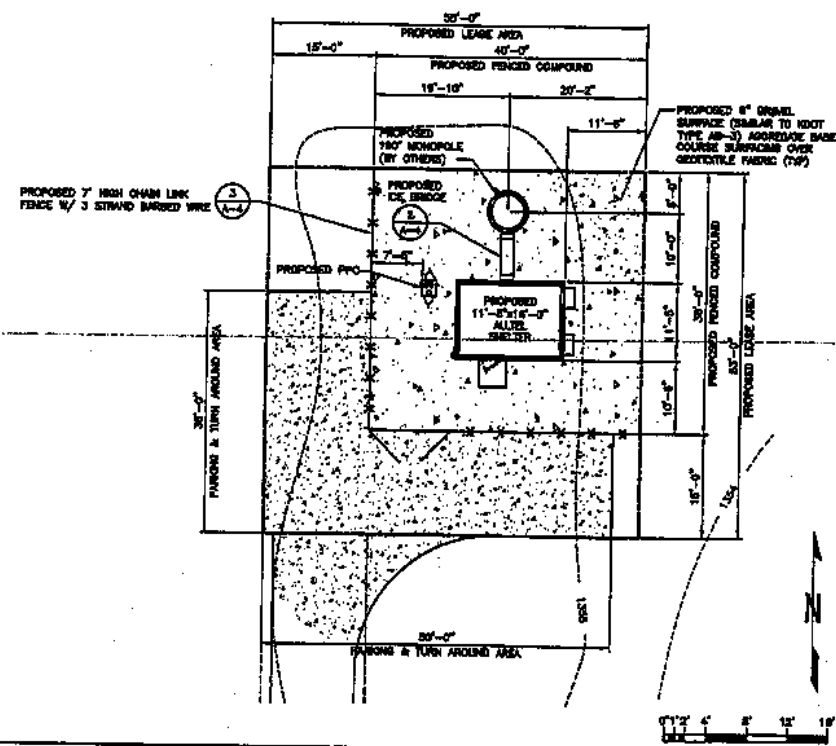
A-1

2000

ANTENNA KEY

ANTENNA NUMBER	COAX COLOR CODE	BEAM WIDTH	ANTENNA TYPE	ANTENNA VENDOR	AZIMUTH	ELECTRICAL DOWNLEAD	MECHANICAL DOWNLEAD	HEIGHT TO THE CENTER OF ANTENNA FROM GROUND LEVEL	COAXIAL FEEDER	
									SIZE	LENGTH
A-1	1 RED BAND	75°	RMA-8001BLSCF	ANTEL	80	0	0	191'-0"	1 5/8"	210'
A-2	2 RED BANDS	75°	RMA-8001BLSCF	ANTEL	80	0	0	191'-0"	1 5/8"	210'
A-3	3 RED BANDS	75°	RMA-8001BLSCF	ANTEL	80	0	0	191'-0"	1 5/8"	210'
A-4	4 RED BANDS	75°	RMA-8001BLSCF	ANTEL	80	0	0	191'-0"	1 5/8"	210'
B-1	1 WHITE BAND	83°	WPA-80063/BCF	ANTEL	180	0	0	191'-0"	1 5/8"	210'
B-2	2 WHITE BANDS	83°	WPA-80063/BCF	ANTEL	180	0	0	191'-0"	1 5/8"	210'
B-3	3 WHITE BANDS	83°	WPA-80063/BCF	ANTEL	180	0	0	191'-0"	1 5/8"	210'
B-4	4 WHITE BANDS	83°	WPA-80063/BCF	ANTEL	180	0	0	191'-0"	1 5/8"	210'
C-1	1 BLUE BAND	75°	RMA-8001BLSCF	ANTEL	300	0	0	191'-0"	1 5/8"	210'
C-2	2 BLUE BANDS	75°	RMA-8001BLSCF	ANTEL	300	0	0	191'-0"	1 5/8"	210'
C-3	3 BLUE BANDS	75°	RMA-8001BLSCF	ANTEL	300	0	0	191'-0"	1 5/8"	210'
C-4	4 BLUE BANDS	75°	RMA-8001BLSCF	ANTEL	300	0	0	191'-0"	1 5/8"	210'

- NOTES:
1. ALL COAX SHALL BE COLOR CODED AT THREE (3) PLACES EACH AT ANTENNA, EXTERIOR OF SHELTER, AND THE INTERIOR OF SHELTER.
 2. 4-COLOR-BANDS-BANDS-TWO-WAY.
 3. COAXIAL FEEDER LENGTHS INDICATED ABOVE ARE APPROXIMATE. CONTRACTOR TO VERIFY ACTUAL LENGTH BEFORE ORDERING.



ENLARGED SITE PLAN

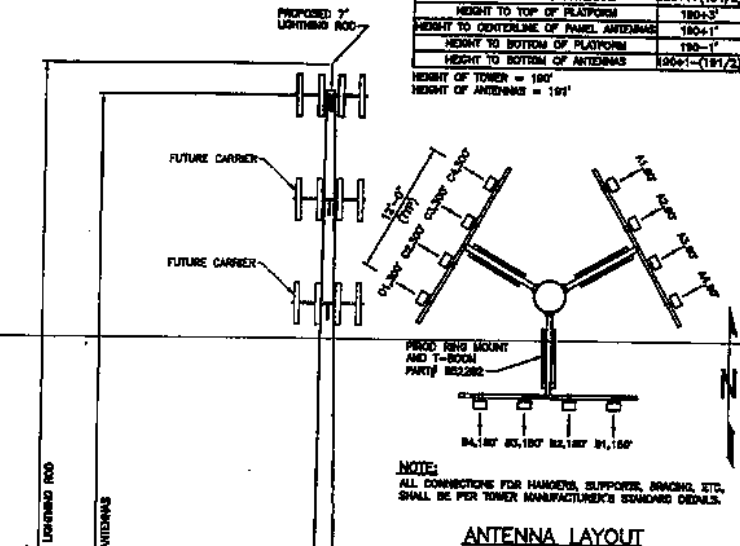
2

LOCATION OF ANTENNAS AS SHOWN HAVE BEEN APPROVED BY CLIENT AND/OR CLIENT'S RADIO FREQUENCY ENGINEERING. THE CONTRACTOR ASSURES NO RESPONSIBILITY FOR, NOR HAS BEING PERFORMED ANY INVESTIGATIONS OR STUDIES CONCERNING THE COMPLIANCE OR NON-COMPLIANCE OF SAID ANTENNA LOCATIONS WITH ANY FCC RADIO FREQUENCY EXPOSURE REGULATIONS.

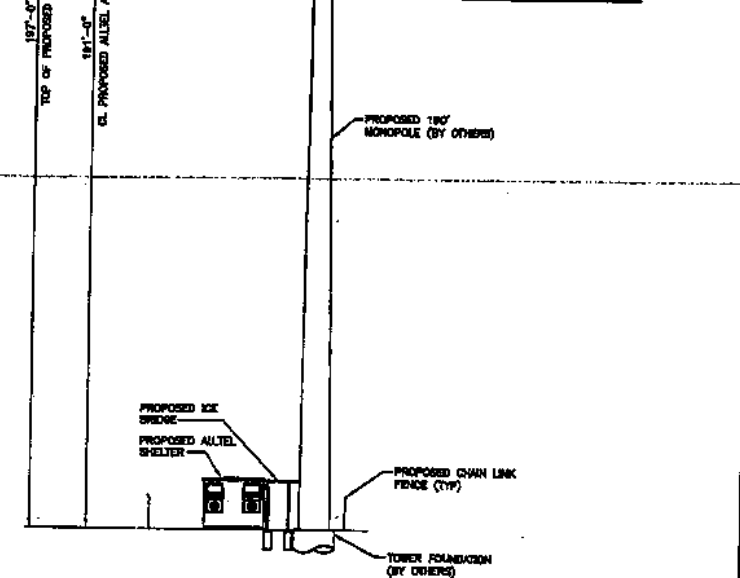
EQUIPMENT ELEVATIONS

DESCRIPTION	ASL
HEIGHT TO TOP OF LIGHTNING ROD	190'-7"
HEIGHT OF TOWER	190'
HEIGHT TO TOP OF ANTENNAS	190'-14" (191'-2")
HEIGHT TO TOP OF PLATFORM	180'-3"
HEIGHT TO CENTERLINE OF PANEL ANTENNAS	180'-1"
HEIGHT TO BOTTOM OF PLATFORM	190'-1"
HEIGHT TO BOTTOM OF ANTENNAS	180'-1" (191'-2")

HEIGHT OF TOWER = 190'
HEIGHT OF ANTENNAS = 191'



ANTENNA LAYOUT



ELEVATION VIEW

1



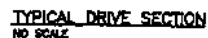
1440 W STREET, 3RD FLOOR
LINCOLN, NEBRASKA 68508
(402) 436-4723

ALTEL SITE NO.:
736521013
ALTEL SITE NAME:
HIGHWAY 77 & DAVEY RD
SITE ADDRESS:
**HIGHWAY 77 & DAVEY ROAD
LINCOLN, NEBRASKA 68517**

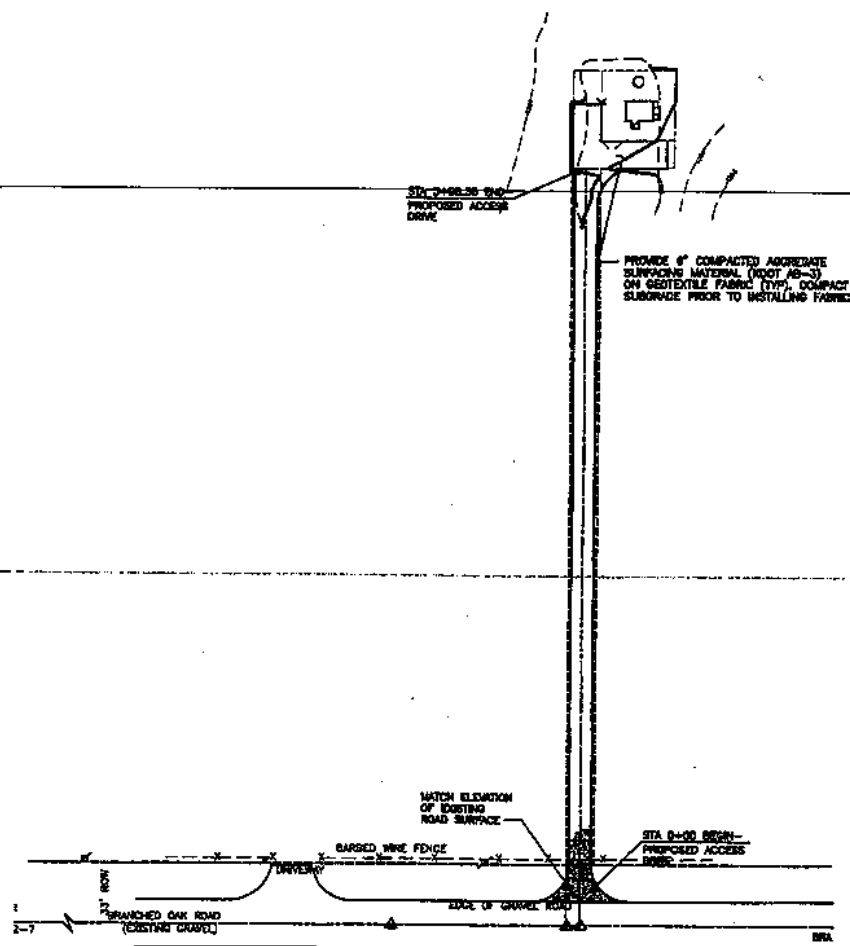
DESIGNED BY:		DAL	
APPROVED BY:		EDB/TAS	
REVISIONS:			
NO.	DATE	DESCRIPTION	BY:
1	10/18/98	ISSUED FOR PERMIT	EDB
2	04/26/99	REVISED FOR CLIENT COMMENTS	DAL

DRAWING TITLE:
**ENLARGED
SITE PLAN
& ELEVATION**

DRAWING NO.:
A-2

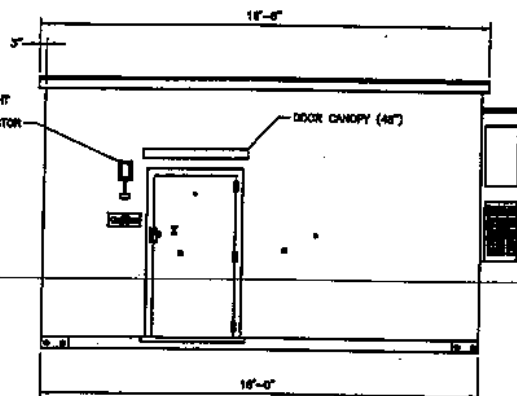


1. SATURATION CONTROL DEVICES TO REMAIN IN PLACE UNTIL ADDITIONAL VEGETATION GROWTH INSURES NO FURTHER EROSION OF THE SOIL.
2. SATURATION FENCES SHALL BE INSPECTED PERIODICALLY FOR DAMAGE, AND FOR THE AMOUNT OF SEDIMENTATION WHICH HAS ACCUMULATED. REMOVAL OF SEDIMENT WILL BE REQUIRED WHEN IT REACHES 1/2 FENCE HEIGHT.
3. ATTACHMENT OF GEOTEXTILE FABRIC TO BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
4. SILT FENCING TO BE USED AT ALL AREAS OF EROSION.

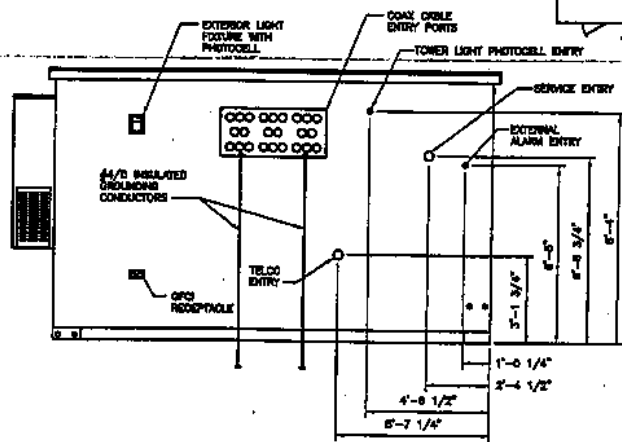
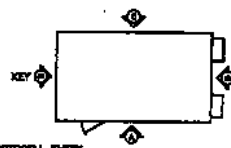


GRADING PLAN

EXTERIOR LIGHT
FIXTURE WITH
MOTION DETECTOR

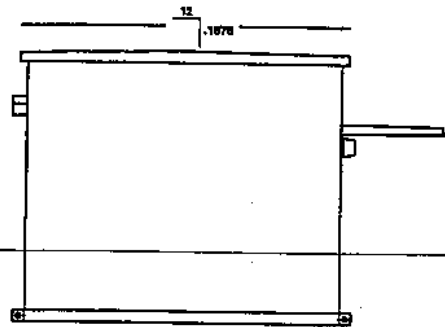
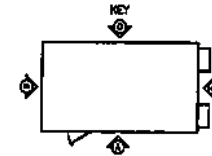


CELLXON EQUIPMENT SHELTER ELEVATIONS - "A"



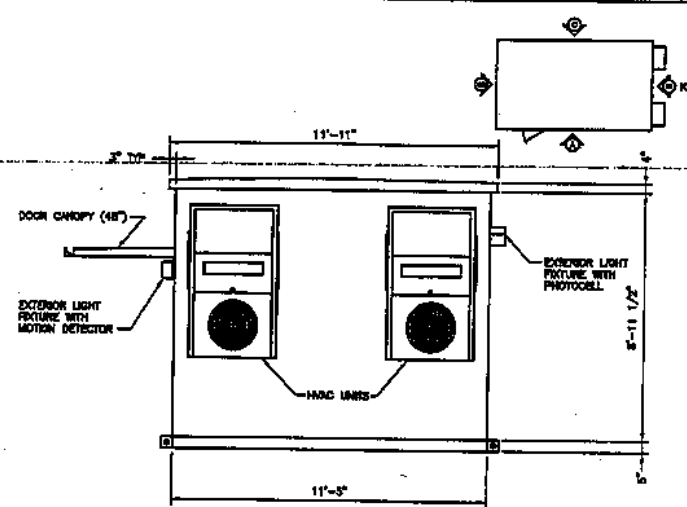
CELLXON EQUIPMENT SHELTER ELEVATION - "C"

4



CELLXON EQUIPMENT SHELTER ELEVATION - "B"

1



CELLXON EQUIPMENT SHELTER ELEVATION - "D"

2

SELECTIVE SAFE CORPORATION, INC.
Manufacturing Safes, Vaults, and Security Systems
800 W. 11th Street, Suite 200
Omaha, Nebraska 68101
Phone 415-384-7700
Fax 415-384-7777



1440 "M" STREET, 3RD FLOOR
LINCOLN, NEBRASKA 68508
(402) 436-4723

ALTEL SITE NO.
736521013
ALTEL SITE NAME
HIGHWAY 77 & DAVEY RD
SITE ADDRESS
**HIGHWAY 77 & DAVEY ROAD
LINCOLN, NEBRASKA 68517**

CHECKED BY: **DL**
APPROVED BY: **DL**

REVISIONS			
NO.	DATE	DESCRIPTION	BY
A	10/18/92	ISSUED FOR AS-BUILT	DL

DRAWING TITLE
**SHELTER
ELEVATIONS**

DRAWING NO.
A-5